

ORDINANCE NO. 850822-G

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1. 0.51 ACRES OF LAND OUT OF A ONE ACRE TRACT, PART OF LOT 9, BLOCK D, JAMES E. BOULDIN ESTATES, ISAAC DECKER LEAGUE; AND,
TRACT 2. 0.49 OF AN ACRE OF LAND, PART OF LOT 9, BLOCK D, JAMES E. BOULDIN ESTATE; AND,
TRACT 3. 38,768.4 SQUARE FEET OF LAND OUT OF THE JAMES E. BOULDIN ESTATE; AND,
TRACT 4. LOTS 1-3, BLOCK D, JOE P. HOFFMAN RESUBDIVISION OF PART OF LOT 9, BLOCK D, JAMES E. BOULDIN ESTATE; AND,
TRACT 5. LOT A, THE JAMES CASEY STREET ADDITION, FROM "SF-3" FAMILY RESIDENCE TO "LO" LIMITED OFFICE, ALL OF SAID PROPERTY BEING LOCALLY KNOWN AS 4312, 4313, 4315, 4317, 4323, and 4324 JAMES CASEY STREET, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from "SF-3" Family Residence to "LO" Limited Office on the property described in File C14-85-063, to-wit:

TRACT 1.

0.51 acres of land out of a one acre tract, part of Lot 9, Block "D", James E. Bouldin Estates, Isaac Decker League, Travis County, Texas;

BEGINNING, at an iron pin set on the south line of a one acre tract described in deed to Joe D. Johnson recorded in Volume 984, Page 224, Travis County Deed Records, said iron pin being N 59°, 18° W, 309.33 feet from the southeast corner of said one acre tract as fenced;

THENCE, with a fence and with the south line of said one acre tract N 59° 05' W 308.97 feet to the southwest corner of said one acre tract in the east line of the I & G N Railroad right-of-way;

THENCE, with the west line of said one acre tract as fenced and the east right-of-way line of the I & G N Railroad N 2° 45' E 77.91 feet to the northwest corner of said one acre tract;

THENCE, with a fence and the north line of said one acre tract S 59° 05' E. 341.05 feet to a concrete monument for a corner;

THENCE, S 29° 59' W 69.26 feet to the Place of Beginning; and,

TRACT 2.

0.49 of an acre of land, part of Lot 9, Block "D", James E. Bouldin Estate, a subdivision out of the Isaac Decker League in the City of Austin, Travis County, Texas, and described by metes and bound as follows, to-wit:

BEGINNING, at the southeast corner of a one acre tract of land described in a deed to Joe D. Johnson and wife, recorded in Vol. 984, Page 224, of the Deed Records of Travis County, Texas;

THENCE, with a fence and the south line of said one acre tract N 59° 18' W 309.33 feet to an iron stake for corner;

THENCE, N 26° 59' E 69.26 feet to a concrete monument in the north line of said one acre tract;

THENCE, S 59° 10' E at 299.74 feet passing a concrete monument, in all 309.40 feet to the original northeast corner of said one acre tract;

THENCE, with the east line of said one acre tract S 27° 03' W 68.31 feet to the place of beginning; and,

TRACT 3.

38,768.4 square feet of land described by metes and bounds as follows:

BEGINNING, at an iron pipe found at the S.W. corner of this tract in the east line of James Casey Street, located N 25° 55' E 313.0 feet from the intersection of the east line of James Casey Street and the north line of a county road;

THENCE, with the east line of James Casey Street and the west line of the said 1.78 acres, N 25° 55' E a distance of 130.0 feet to an iron pipe found at the N.E. corner of the said 1.78 acres for the N.W. corner of the tract herein described;

THENCE, along the north line of the said 1.78 acres, S 60° 00' E, a distance of 362.9 feet to an iron pipe found at the N.E. corner of the said 1.78 acres for the northeast corner of this tract is the N.W. right-of-way line of the Missouri Pacific Railroad (Bergstrom Spur), said point being located S 80° 00' W 82.3 feet from the S.W. corner of the Oswald Golf 8.34 acre tract as described in a deed of record in Vol. 466, Page 363 of the Travis County Deed Records;

THENCE, with the curving ROW line of said road to the left with its chords as follows: S 80° 00' W 70.0 feet, S 71° 09' W 112.47 feet to an iron pipe set for the southeast corner of this tract at a fence corner post;

THENCE, with the fence along the south line of this tract N 60° 00' W a distance of 226.0 feet to the PLACE OF BEGINNING; and,

TRACT 4.

Lots 1, 2 and 3, Block D, Joe P. Hoffman Resubdivision of Part of Lot 9, Block D, James E. Bouldin Estate, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 13, Page 46, Plat Records of Travis County, Texas; and,

TRACT 5.

Lot A, The James Casey Street Addition, an addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 78, Page 327, Plat Records of Travis County, Texas,

locally known as 4312, 4313, 4315, 4317, 4323 and 4324 James Casey Street in the City of Austin, Travis County, Texas.

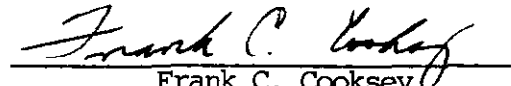
PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

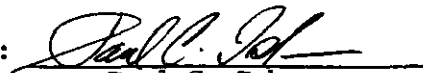
PASSED AND APPROVED

August 22, _____, 1985

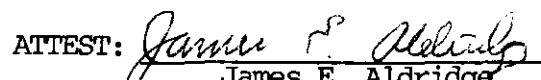
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Frank C. Cooksey
Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

AFM:saf

STREET DEED

THE STATE OF TEXAS
COUNTY OF TRAVIS

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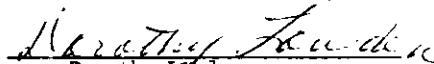
KNOW ALL MEN BY THESE PRESENTS:

That DOROTHY LOWDEN of Travis County, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said city of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and, Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said City of Austin, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 2 day of June, 1985.


Dorothy Lowden

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dorothy Lowden, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of June, 1985.

Karen Furlow
Notary Public, State of Texas

Karen Furlow
Typed or Printed Name of Notary Public

THE RIPPY SURVEYING COMPANY

P.O. BOX 15182
AUSTIN, TEXAS 78761
836-8113

CLINTON P. RIPPY
CLINTON L. RIPPY
REGISTERED PUBLIC SURVEYORS

FIELD NOTES describing 307 square feet of land, being out of and a part of Lot 2, Joe P. Hoffman Resubdivision of a Part of Lot 9, Block D, Bouldin Estate, a subdivision of the City of Austin, Travis County, Texas of record in Plat Book 13, Page 46 of the Plat Records of Travis County, Texas, and being part of that certain tract of land conveyed to Dorothy Lowden by deed of record in Volume 4927, Page 1331 of the Deed Records of Travis County, Texas, said 307 square foot tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a steel pin found at the southwest corner of Lot 2 of said subdivision in the present east right-of-way line of James Casey Street for the southwest corner of the tract herein described;

THENCE N 25°45'07" E 59.27 feet along the east right-of-way of James Casey Street to a X found in concrete in said right-of-way at the northwest corner of said Lot 2 it being common with the southwest corner of Lot 1 of said subdivision for the northwest corner hereof;

THENCE S 60°38'36" E 5.16 feet along the the common line between said Lots 1 and 2 to a steel pin set in said line for the northeast corner of the tract herein described;

THENCE severing said Lot 2 S 25°41'07" W 59.27 feet to a steel pin set in the south line of of said Lot 2 for the southeast corner hereof;

THENCE N 60°44'46" W 5.23 feet to the PLACE OF BEGINNING and containing 307 square feet of land.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, they are true and correct to the best of my ability, this the 29th day of May, 1985.



Clinton P. Rippy
CLINTON P. RIPPY
REGISTERED PUBLIC SURVEYOR
NO. 1453

EXHIBIT "A"

OK W.O. Schramm

STREET DEED

THE STATE OF TEXAS
COUNTY OF TRAVIS


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§ KNOW ALL MEN BY THESE PRESENTS:

That L. D. SMITH of Travis County, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said city of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and, Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said City of Austin, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 2nd day of June, 1985.


L. D. Smith

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared L. D. Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of June, 1985.

Karen Furlow
Notary Public, State of Texas

Karen Furlow
Typed or Printed Name of Notary Public

THE RIPPY SURVEYING COMPANY

P.O. BOX 15182
AUSTIN, TEXAS 78761
836-9115

CLINTON P. RIPPY
CLINTON L. RIPPY
REGISTERED PUBLIC SURVEYORS

FIELD NOTES describing 312 square feet of land, being out of and a part of Lot 1, Joe P. Hoffman Resubdivision of a Part of Lot 9, Block D, Bouldin Estate, a subdivision of the City of Austin, Travis County, Texas of record in Plat Book 13, Page 46 of the Plat Records of Travis County, Texas, and being part of that certain tract of land conveyed to L. D. Smith by deed of record in Volume 2472, Page 323 of the Deed Records of Travis County, Texas, said 312 square foot tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a X found in concrete at the southwest corner of Lot 1 of said subdivision in the present east right-of-way line of James Casey Street for the southwest corner of the tract herein described;

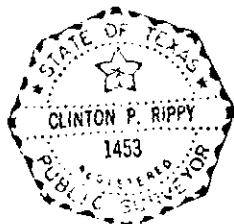
THENCE N 25°45'07" E 61.04 feet along the east right-of-way of James Casey Street to a nail set in said right-of-way at the northwest corner of said Lot 1 it being common with the southwest corner of a tract of land conveyed to A. W. Plumley by deed of record in Volume 3928 Page 170 of the Deed Records of Travis County, Texas, for the northwest corner hereof;

THENCE S 60°55'11" E 5.09 feet along the the common line between said Lot 1 and the A. W. Plumley tract to a steel pin set in said line for the northeast corner of the tract herein described;

THENCE severing said Lot 1 S 25°41'07" W 61.07 feet to a steel pin set in the south line of of said Lot 1 for the southeast corner hereof;

THENCE N 60°38'36" W 5.16 feet to the PLACE OF BEGINNING and containing 312 square feet of land.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, they are true and correct to the best of my ability, this the 29th day of May, 1985.



Clinton P. Rippy
CLINTON P. RIPPY
REGISTERED PUBLIC SURVEYOR
NO. 1453

EXHIBIT "A"

OK W.D. Schramm

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY TRACTALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCONTINUED, CONFLICTING, OR OVERLAPPING OF INTERESTS VISIBLE TO THE UNDERSIGNED IN SAID PROPERTY. ANY ADJACENT UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

MAY 23rd, 1988

CLINTON P. RUPPE:
REGISTERED PUBLIC SURVEYOR
NO. 1453

JOB # 45572
M-1403
Filed: Miami, Oct-8 54-53

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Harold McGee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of June, 1985.

Karen Furlow
Notary Public, State of Texas

Karen Furlow
Typed or Printed Name of Notary Public

THE RIPPY SURVEYING COMPANY

P.O. BOX 15182
AUSTIN, TEXAS 78761
836-9115

CLINTON P. RIPPY
CLINTON L. RIPPY
REGISTERED PUBLIC SURVEYORS

FIELD NOTES describing 321 square feet of land, being out of and a part of Lot 3, Joe P. Hoffman Resubdivision of a Part of Lot 9, Block D, Bouldin Estate, a subdivision of the City of Austin, Travis County, Texas of record in Plat Book 13, Page 46 of the Plat Records of Travis County, Texas, and being part of the that certain tract of land conveyed to Harold McGee by deed of record in Volume 3986, Page 1262 of the Deed Records of Travis County, Texas, said 321 square foot tract of land being more particularly described by metes and bounds as follows;

BEGINNING at an iron pipe found at the southwest corner of Lot 3 of said subdivision in the present east right-of-way line of James Casey Street for the southwest corner of the tract herein described;

THENCE N 25° 45' 07" E 61.03 feet along the east right-of-way of James Casey Street to a steel pin found in said right-of-way at the northwest corner of said Lot 3 it being common with the southwest corner of Lot 2 of said subdivision for the northwest corner hereof;

THENCE S 60° 44' 46" E 5.23 feet along the the common line between said Lots 2 and 3 to a steel pin set in said line for the northeast corner of the tract herein described;

THENCE severing said Lot 3, S 25° 41' 07" W 61.06 feet to a steel pin set in the south line of of said Lot 3 for the southeast corner hereof;

THENCE N 60° 30' 44" W 5.30 feet to the PLACE OF BEGINNING and containing 321 square feet of land.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, they are true and correct to the best of my ability, this the 29th day of May, 1985.



Clinton P. Rippy
CLINTON P. RIPPY
REGISTERED PUBLIC SURVEYOR
NO. 1453

EXHIBIT "A"

OK W.O. Schramm

[illegible]

FL000 AND 7, not in zone a 100 year flood zone), as identified by Community-Based Flood Risk Assessment 2018 of the Federal Emergency Management Agency National Flood Insurance Program (FL000 instance) and map for the City of Austin, Travis County Texas

[illegible]

CLINTON P. RIPPY,
REGISTERED PUBLIC SALESMAN
NO. 1453

JCN # 45072
 M-1403
 Filed: Miami, Brad - 2 00-07

STREET DEED

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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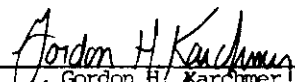
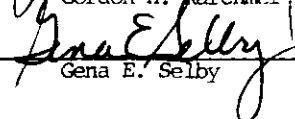
§ KNOW ALL MEN BY THESE PRESENTS:

That GORDON H. KARCHMER and GENA. E. SELBY of Travis County, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said city of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and, Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said City of Austin, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 3rd day of JUNE, 1985.


Gordon H. Karchmer

Gena E. Selby

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gordon H. Karchmer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of June, 1985.

Susan I. Hall
Notary Public, State of Texas
Susan I. Hall

Typed or Printed Name of Notary Public

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gena E. Selby, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of June, 1985.

Susan I. Hall
Notary Public, State of Texas

Susan I. Hall

Typed or Printed Name of Notary Public

THE RIPPY SURVEYING COMPANY

P.O. BOX 15182
AUSTIN, TEXAS 78761
886-9115

CLINTON P. RIPPY
CLINTON L. RIPPY
REGISTERED PUBLIC SURVEYORS

FIELD NOTES describing a 277 square foot tract of land out of Lot A, The James Casey Street Subdivision, being a part of the Isaac Decker League in the City of Austin, Travis County, Texas of record in Plat Book 78, Page 327 of the Plat Records of Travis County, Texas, being part of that certain tract of land conveyed to Gordon H. Karchmer and Gena E. Selby by deed recorded in Volume 8431, Page 995 of the Deed Records of Travis County, Texas, said 277 square foot tract of land being more particularly described by metes and bounds as follows;

BEGINNING at an iron stake found at the northeast corner of said Lot A for the northeast corner of the tract herein described, said stake being in the west right-of-way line of James Casey Street;

THENCE with the said west right-of-way line S 25°49'58" W 50.23 feet to an iron stake found at the common east corner of Lots A and B of said subdivision for the southeast corner hereof;

THENCE N 63°47'23" W 5.44 feet with the common line between Lots A and B of said subdivision to a steel pin set in same for the southwest corner of the 277 square foot tract herein described;

THENCE severing said Lot A, N 25°41'07" E 50.56 feet to a steel pin set in the common line between said Lot A and a tract of land conveyed to John H. Swoboda Jr. of record in Volume 6098, Page 597 of the Deed Records of Travis County, Texas, for the northeast corner hereof;

THENCE S 60°27'13" E 5.58 feet along last said line to the PLACE OF BEGINNING and containing 277 square feet;

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, they are true and correct to the best of my ability, this the 28th day of May, 1985.



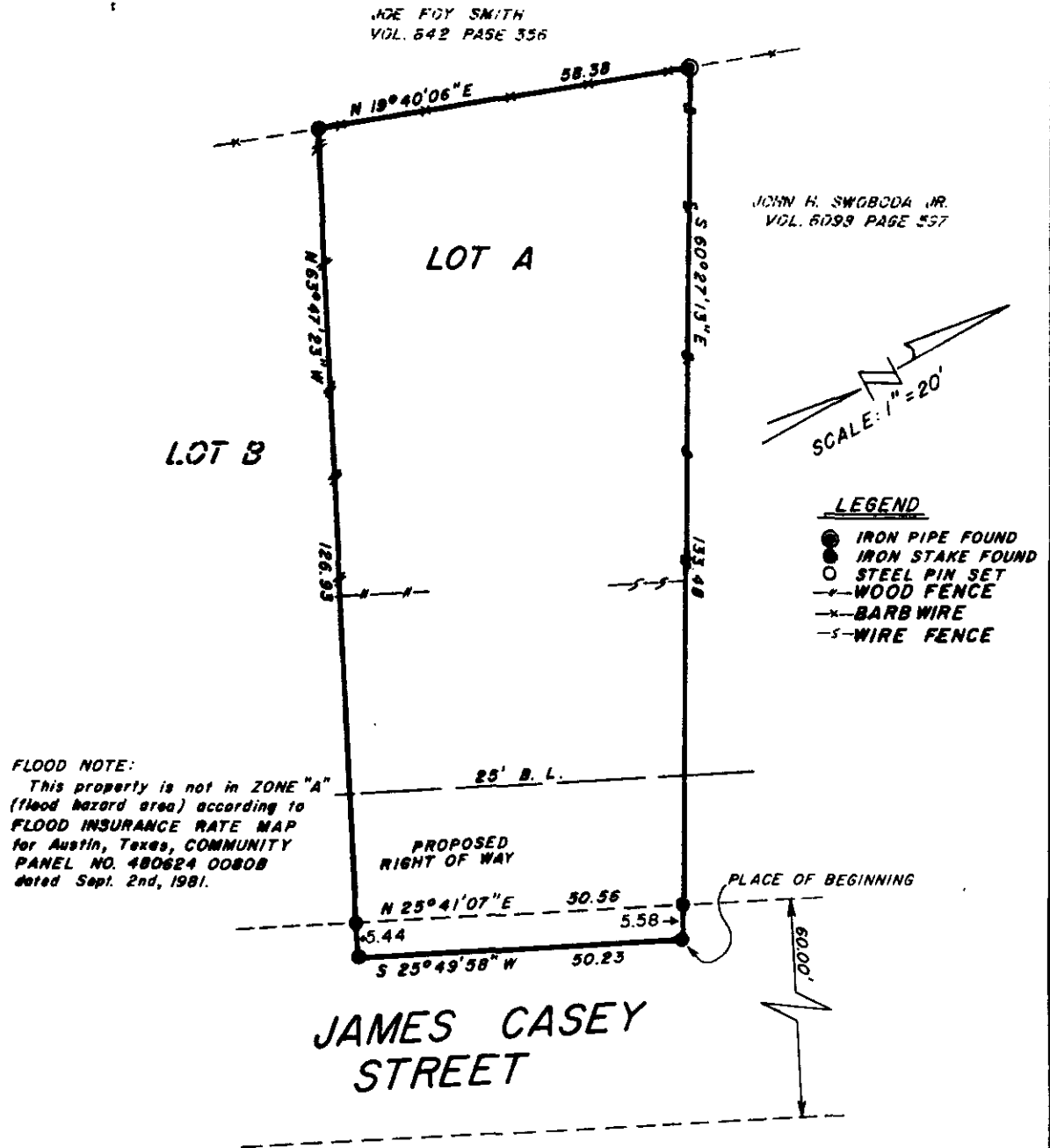
Clinton P. Rippy
CLINTON P. RIPPY
REGISTERED PUBLIC SURVEYOR
NO. 1453

Job # 45899B

EXHIBIT "A"

OK W.O. Sillman

**SURVEY MAP OF LOT 'A' OF THE JAMES CASEY STREET ADDITION
SITUATED IN THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS, SAID SUBDIVISION RECORDED IN PLAT
BOOK 78, PAGE 327.**



I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE RESULTS
OF AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY
LEGALLY DESCRIBED ABOVE, IT IS CORRECT TO THE BEST OF MY
ABILITY AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES
IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING
OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE
EXCEPT AS SHOWN HEREON.

M-1403
Job # 45899

CLINTON P. RIPPY
1453

MAY 28th, 1985

Clinton P. Rippy
CLINTON P. RIPPY
REGISTERED PUBLIC SURVEYOR
NO. 1453

STREET DEED

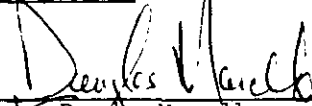

THE STATE OF TEXAS §
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COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

That DOUGLAS MARCELLA And KEN W. GLASGOW of Travis County, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said city of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and, Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said City of Austin, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 3rd day of JUNE, 1985


Douglas Marcella

Ken W. Glasgow

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas Marcella, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of June, 1985.

Karen Giese
Notary Public, State of Texas
KAREN GIESE
Typed or Printed Name of Notary Public
My Commission Expires - 8/27/88

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ken W. Glasgow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of June, 1985.

Karen Giese
Notary Public, State of Texas
KAREN GIESE
Typed or Printed Name of Notary Public
My Commission Expires - 8/27/88

THE RIPPY SURVEYING COMPANY

P.O. BOX 15182
AUSTIN, TEXAS 78761
836-9115

CLINTON P. RIPPY
CLINTON L. RIPPY
REGISTERED PUBLIC SURVEYORS

FIELD NOTES describing 1954 square feet of land out of and a part of the Isaac Decker League Abstract No. 20 situated in the City of Austin, Travis County, Texas and being more particularly described as being along the west end of that certain 0.864 acre tract of land conveyed to Douglas Marcella by deed of record in Volume 7362, Page 145 of the Deed Records of Travis County, Texas, and to KEN W. GLASGOW by deed of record in VOLUME 8011, PAGE 284 of the Travis County, Texas Deed Records and being more fully described by metes and bounds as follows:

BEGINNING at an iron pipe found at the southwest corner of Lot 3, of the JOE P. HOFFMAN RESUBDIVISION OF A PART OF LOT 9, BLOCK D, BOULDIN ESTATES of record in PLAT BOOK 13 page 46;

THENCE with the north line of said 0.864 acre tract, being also the south line of above said Lot 3, S 60°31'58" E 5.30 feet to an iron pin set for the northeast corner of the tract herein described;

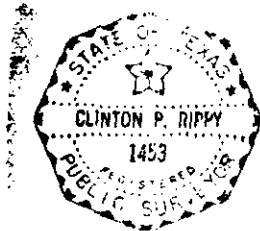
THENCE with the east line of the tract herein described, severing the above said 0.864 acre tract, same being the proposed right-of-way line of James Casey Street, S 25°41'07" W 129.69 feet to an iron pin set in the south line of the above said 0.864 acre tract for the southeast corner hereof;

THENCE with the south line of said 0.864 acre tract, N 60°31'50" W 14.80 feet to an iron pipe found at the southwest corner of said 0.864 acre tract, said pipe being in the east right-of-way line of James Casey Street;

THENCE with the west line of said 0.864 acre tract being also the east line of James Casey Street N 25°25'06" E 129.69 feet to an iron pin found at the northwest corner of said 0.864 acre tract, for the northwest corner hereof;

THENCE with the north line of the tract herein described S 60°31'58" E 10.11 feet to the PLACE OF BEGINNING and containing 1954 square feet of land.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, they are true and correct to the best of my ability, this the 2nd day of May, 1985.



Clinton P. Rippy
CLINTON P. RIPPY
REGISTERED PUBLIC SURVEYOR
NO. 1453

Job # 45458B

OK W.O. Schramm

EXHIBIT "A"

STREET DEED

THE STATE OF TEXAS

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COUNTY OF TRAVIS

§

§ KNOW ALL MEN BY THESE PRESENTS:

That KENNETH J. KEATING of Travis County, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said city of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and, Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said City of Austin, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 1ST day of June, 1985.

Kenneth J. Keating
Kenneth J. Keating

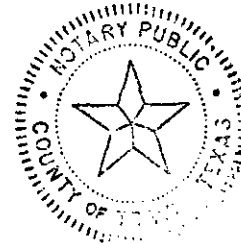
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kenneth J. Keating, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of June, 1985.

Virgil Waggoner
Notary Public, State of Texas

VIRGIL WAGGONER
Typed or Printed Name of Notary Public



VIRGIL WAGGONER

THE RIPPY SURVEYING COMPANY

P.O. BOX 15182
AUSTIN, TEXAS 78761
836-9115

CLINTON P. RIPPY
CLINTON L. RIPPY
REGISTERED PUBLIC SURVEYORS

Field Notes describing 1009 square feet of land out of and a part of the Isaac Decker League situated in Travis County, Texas, said 1009 square feet of land being more particularly described as being along the east end of that certain tract of land conveyed to Kenneth J. Keating by deed of record in Volume 4093, Page 942 of the Travis County, Texas Deed Records, said 1009 square feet being more fully described by metes and bounds as follows:

BEGINNING at a steel pin set at the southeast corner of said Kenneth J. Keating tract, same point being in the west line of James Casey Street;

THENCE with the south line of said Kenneth J. Keating tract, North 60°-41'-24" West 14.78 feet to a steel pin set at the southwest corner hereof;

THENCE North 25°-41'-07" East 68.45 feet to a steel pin set in the north line of said Kenneth J. Keating tract, being also the south line of that certain parcel of land conveyed to A. Plumley by deed of record in Volume 2433, Page 128 of the Travis County, Texas Deed Records, for the northwest corner hereof;

THENCE with the common line between said A. Plumley tract and Kenneth J. Keating tract, South 60°-29'-41" East, at 5.12 pass a concrete monument found, in all 14.79 feet to a steel pin set in the west line of James Casey Street, for the northeast corner hereof;

THENCE with the east line of said Kenneth J. Keating tract, South 25°-41'-34" West 68.40 feet to the PLACE of BEGINNING;

CONTAINING 1009 square feet of land.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, they are true and correct to the best of my ability this the 26th day of March, 1983.



Clinton P. Rippy
CLINTON P. RIPPY
REGISTERED PUBLIC SURVEYOR
NUMBER 1453

EXHIBIT "A"

OK W.O. Schramm